

PLANNING COMMISSION REPORT



MEETING DATE: June 15, 2005

ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **ASU-Scottsdale Center for New Technology and Innovation
26-ZN-2004**

REQUEST Request to rezone approximately 42-acres from C-3 (Highway Commercial District) and C-S (Regional Shopping Center) to PC (Planned Community) District and amend the development standards of the underlying zoning districts used as the basis for zoning which are PRC (Planned Regional Center), I-1 (Industrial Park), and C-O (Commercial Office) districts.

Key Items for Consideration:

- Conformance with General Plan policies and Land Use Map.
- Proposal will create a knowledge based research and development center that will allow commercial, research, residential and supportive retail uses.
- Amended development standards that reflect the vision of the Design Guidelines and Development Framework Plan to be implemented.
- Impacts generated by the proposal would be similar to what would be generated by existing zoning at build-out.
- Land use relationships between subject property and adjacent parcels.

Related Policies, References:

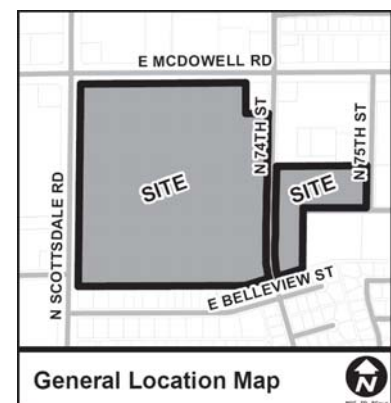
- Scottsdale General Plan* guiding zoning and land uses (2001)
- Design Guidelines and Development Framework for the ASU-Scottsdale Center for New Technology and Innovation and the Surrounding Area* (Ad Hoc Citizens Advisory Working Group-2005)
- Economic Vitality Action Plan* (2002)
- Which Way Scottsdale Report* (2003)
- City of Scottsdale Zoning Ordinance* (1989)
- Los Arcos Redevelopment Plan* (1998)
- McDowell Corridor Streetscape Plan* (1999)
- City of Scottsdale/ASU Foundation lease agreement*

OWNER City of Scottsdale, Arizona

APPLICANT Lisa Collins c/o City of Scottsdale
/CONTACT 480-312-7616
Steve Evans c/o Arizona State University
Foundation 480-429-8292

Don Couvillion c/o Acadian Investments, LLC. 602-418-2005

LOCATION Southeast corner of Scottsdale Road and East McDowell Road



BACKGROUND**General Plan.**

The General Plan Land Use Element designates the property as Mixed-Use Neighborhood. The Land Use Map designation states: “Mixed-Use Neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. The property is also located in one of the General Plan’s designated “growth areas”. The growth areas of the city are identified as areas of the community that are most appropriate for development focus. In growth areas the city can concentrate on improvements that will support planned concentration of a variety of uses (mixed uses), such as residential, office, commercial, tourism, and industrial uses. Growth areas are intended to focus new development into targeted areas that are most appropriate for integrating open spaces, natural resources, for accommodating a variety of land uses, and are oriented to multi-modal (transit, pedestrian, cycling, and automobile) activity. One of the goals/approaches of the Growth Areas Element promotes creating techniques that allow for mixed-use activity within designated growth areas. That is consistent with the Center and with the land use designation on this property.

Zoning.

The majority of the subject property is currently zoned C-3 (Commercial Highway District) with C-S (Regional Shopping Center) zoning on the southeast corner of Scottsdale Road and McDowell Road. The C-3 zoning district is characterized by uses such as retail sales, business and professional services centers, and offices. The C-S zoning district is characterized by business/professional offices, retail sales, and service centers.

The majority of the property, framed by Scottsdale Road, E. McDowell Road and 74th Street, was previously developed as the Los Arcos Mall in 1969. The basis for the zoning change to a Planned Community District combines uses allowed in the *Industrial Park District (I-1)*, *Commercial Office District (C-O)*, and *Planned Regional Center (P.R.C.)*. The base zone districts chosen for this PC district all contain uses consistent with the land use designation contained within the General Plan. The development standards utilizes the PRC zoning district as a base.

Background/History

In the early 1990’s the Los Arcos mall began to decline. At that time, the mall owner and the city examined different options for revitalizing the mall and the immediate area around it. After several failed development plans, the City Council, in July 2004, adopted Resolution No. 6512 authorizing acquisition of the property. Committed to increasing its standing as a national research facility through expansions throughout the Valley, the ASU Foundation approached the City of Scottsdale regarding the potential of developing a new creativity campus of approximately 1.2 million square feet on the former Los Arcos Mall site. On August 9, 2004, the City of Scottsdale (landlord) and ASUF Scottsdale LLC (tenant) entered into a 99-year lease agreement (with option for second 99-year extension) for 37-acres of the site for development of the “ASU/Scottsdale Center For New Technology and Innovation”. The City retained 5-acres of the property for future

development.

In November 2004, the City Council appointed an Ad Hoc Citizens Working Group to prepare guidelines and a framework plan for the ASU-Scottsdale center and for the Scottsdale Road and McDowell Road corridors. The eleven member working group met in public meetings almost weekly from November through March 2005 to provide input on planning concepts and to generate guiding principles for the ASU Scottsdale site and surrounding area. The Working Group was presented with information on a range of topics that provided the basis for a Design Charrette; those topics include: Economic Vitality and Land Use; Public Open Space and Sense of Place; Connections and Integration of Pedestrian, Vehicular, Bicycle and Transit to Adjacent Areas; Revitalization Opportunities and Techniques; and the Parameters of Development.

The Working Group, with the assistance of Staff and Urban Design Associates (UDA) of Pittsburgh, Pennsylvania, created the resulting document known as the Design Guidelines and Development Framework for the ASU-Scottsdale Center for New Technology and Innovation and the Surrounding Area and along with amended development standards and land uses, serves as the guiding principles for development of the center. Over 200 individuals participated and provided information and comments to help create this document.

Vision and Guiding Principles

The Ad Hoc Citizens Advisory Working Group (Design Guidelines and Development Framework) vision for the center is a “world-class assembly point of knowledge and technology business, serving as a catalyst for the renaissance of the entire Scottsdale Road/McDowell Road corridor.” Merging the City of Scottsdale ASU and ASU Foundation expectations for the center, the Ad Hoc Working Group developed the following guiding principals for the center:

1. *Create balance of land uses and relationships between parcels*
2. *Encourage meaningful open space and public uses*
3. *Facilitate mobility and interconnectivity*
4. *Demonstrate Scottsdale’s continued commitment to quality*
5. *Exemplify environmental sustainability*
6. *Promote social and economic vitality of the site and surrounding area*

Context.

The subject property is located within the South Scottsdale Revitalization Area along the Scottsdale Road/McDowell Road corridors. Located approximately one-half mile west of the Indian Bend Wash, one and one-half miles east of Papago Park, and approximately two miles south of the downtown, the former Los Arcos Mall site was considered the focal point of this southern area of Scottsdale. The surrounding properties in the vicinity represent a variety of zoning districts and uses:

- Adjacent zoning/use to the north: A number of individually owned parcels zoned commercial, and containing commercial, retail and

office uses exist along the north side of E. McDowell Road, the largest being an automobile dealership on the northeast corner of Scottsdale Road and McDowell Road.

- Adjacent zoning/use to the south: Multi-family zoning exists immediately to the south along the Bellevue Road alignment. The commercial zoned parcels are located along Scottsdale Road at the west end of Bellevue Road. Further south, single-family residential development in the R-7 zone district is the dominant land use pattern in the area.

Adjacent zoning/use to the east: Commercial developed parcels adjoin the subject properties to the east, across 74th Street zoned C-S and C-3 in the form of an automobile dealership and Los Arcos Landing commercial center. The Los Arcos United Methodist Church adjoins the property to the east, adjacent to 74th Street.

- Adjacent zoning/use to the west: The Papago Plaza shopping center is located immediately to the west, across Scottsdale Road and along with detached commercial pads, representing commercial zoning.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request to rezone the vacant properties to a Planned Community District with amended development standards will enable the construction of a 1,200,000 square foot mixed-use project. Through a combination of complimentary uses from the PRC, C-O and I-1 zone districts, the Planned Community district identifies appropriate range of land uses (Attachment 2). The development standards are primarily from the PRC District with appropriate development standard amendments.

In accordance with the terms of the lease agreement, 37-acres of the holdings will be developed by the ASU Foundation. Of the 5-plus acres retained by the City of Scottsdale, a portion will be incorporated into the 37-acres integral to the center. It is anticipated that approximately 1,065,000 square feet will be developed as office with approximately 135,000 square feet developed as retail on the ASUF leased property. The remaining land retained by the City, located on the east side of 74th Street will be governed by the same Design Guidelines used for the center and could be incorporated into the Los Arcos Crossing project in the future.

Key Issues.

- ✓ The proposed development plan is an integral part of the requested zoning district and all development will comply with the development plan.
- ✓ Consistency with the Ad Hoc Citizens Advisory Working Group/UDA document (Design Guidelines and Development Framework)

Development Standards.

Proposed Amendments to the PC Development Standards:

The main development standard differences are discussed below. The amendments to the PC standards also provide clarification and eliminate certain minor provisions in the PC district not applicable to this site. The amended standards include floor area ratio, open space, parking

calculations and building setbacks.

With regards to floor area ratio, the modification is reflected in the deletion of language of the PRC requirements that limits office floor area in non-residential buildings to forty (40) percent and limits dwellings not to exceed fifty (50) percent of non-residential buildings. The floor area ratio will remain the .8 of the net lot area.

With regards to open space, the wording of the ordinance within the PRC District requires additional open space for the higher the buildings developed on the site. The language also says this open space requirement shall not exceed 20% of the net lot area. The proposed modified development standard simply states that there be a minimum of 20% open space on site, essentially requiring no change. In addition, stipulations add language to provide streetscape features along Scottsdale, McDowell and 74th Street and internal streets and public outdoor gathering space requirements. The goal of the additional language is to create a more pedestrian environment by placing the buildings closer to the sidewalks and street frontage.

With regards to the parking amendment, the amendment deals specifically with calculating parking on a per square foot basis at 1 space per 300 square feet of gross floor area is consistent with office type uses, but not the retail type land uses that use a 1 space to 250 square feet ratio. The 1:300 method of calculating required parking is simplified because of the mixed-use nature of the development. The calculation is related to the primary uses on this site, which are office, research and development uses, retail and restaurant uses.

In addition, with the design of the framework plan, which screens the proposed areas where parking structures would be located, the overall mass (volume) of the structures is minimized. The intent of the proposed PC District development standards is to create a more urban/pedestrian environment. By placing the parking in structures, the site will have less at-grade parking fields and more open space opportunities.

Finally, the building height allowed in this district is 60 feet. A step back requirement discourages the placement of all buildings 60 feet high either along the street or near abutting residentially zoned parcels. The re-zoning application has stipulations that require a percentage of the buildings along the main street (McDowell, Scottsdale and 74th) frontages be placed along the street but in no case shall all 60 foot high buildings be located at the 30 foot setback line. The proposed open space and pedestrian circulation plans also indicate pedestrian connections through the buildable areas to establish a set of development conditions that will create a pedestrian, campus-like development without a dominant 60 foot high mass along each of the street frontages.

Development information.

- *Existing Use:* undeveloped
- *Project Size:* 42.22 acres (37.06 ac./ASUF-5.16 ac. City of Scottsdale)
- *Building Height Allowed:* Sixty (60) feet
- *Floor Area:* 0.8 Maximum FAR
- *Open Space:* Minimum 20%
- *Other:* 1.25 acres of public outdoor gathering spaces

IMPACT ANALYSIS

Land Use.*General Plan.*

The Scottsdale General Plan contains elements reflective of the community's expectations for the future. The proposed rezoning from general commercial to a planned community district is consistent with the *Plan* designation of "mixed-use" and has been reviewed with consideration to the following elements of the Plan:

- *Character and Design*
- *Land Use Element*
- *Economic Vitality*
- *Community Involvement*
- *Housing*
- *Neighborhoods (including revitalization)*
- *Preservation and Environmental Planning (including conservation)*
- *Open Space and Recreation*

- *Public Services and Facilities*
- *Community Mobility (including circulation, bicycling and technology)*

The Development Framework Plan and permitted uses (Attachment 2) accompanying this rezone application proposes a combination of land uses, arranged and designed with modern land planning principles and development techniques. The guiding principles of the Ad Hoc committee have been incorporated into the Development Framework Plan to:

- *connect the center with Los Arcos Crossing, surrounding retail and residential areas*
- *provide a sense of place and focus for the area including the concept of an "urban oasis"*
- *create public spaces that are amenities for employees and the community*
- *preserve and enhance Scottsdale Road as the future high capacity transit corridor*
- *enhance pedestrian traffic and a more intimate environment along neighborhood access streets*
- *ensure progressive yet complimentary building design and materials*

- *integrate public art into the project*
- *commit to the achievement of LEED certified throughout the center*
- *re-establish the prominence of the Scottsdale/McDowell intersection as the core crossroads of the southern Scottsdale area*
- *place buildings on the site so as to encourage reinvestment throughout the area-*

Transportation

Scottsdale Road and McDowell Roads are both six lane major arterial streets. From a regional access perspective, these arterials provide connections to the Loop 101 (Pima) Freeway and the 202 Freeway. The intersection of Scottsdale Road and McDowell Road is currently signalized. There is also a traffic signal located on the Scottsdale Road frontage approximately one-eighth mile south of McDowell Road that provides access to this site and the Papago Plaza on the west side of the street.

The east boundary of the site is 74th Street. It is a two-lane local collector street that provides access to the site and the commercial property to the east. It also provides a connection from the residential area south of the site to McDowell Road and the Coronado High School to the north. The intersection of 74th Street and McDowell Road is currently signalized. Miller Road, a minor collector street, also provides indirect site access.

Existing daily traffic volumes on the streets in the vicinity of the site are as follows:

Scottsdale Road, south of McDowell Road – 44,470 vehicles

McDowell Road, east of Scottsdale Road – 34,760 vehicles

74th Street, south of McDowell Road – 3,780 vehicles

Miller Road, south of McDowell Road – 9,480 vehicles

In order to estimate the amount of traffic that would be generated by the development of the site under the proposed rezoning, a range of land uses were identified to be representative of the potential 42-acre development. The total number of daily trips (both entering and leaving the site) generated by the development based on these land use assumptions is 18,193 trips. This value assumes a five percent reduction for internal site interaction – that is a reduction to account for the mixed-use nature of the development plan. Assuming that transit will account for 10 percent of the trips traveling to and from the site, the daily trip generation is reduced to 16,373 trips. If a 25 percent transit share is achieved, the daily trip generation is reduced to 13,645 trips. It is anticipated that a high percentage of alternative mode utilization can be achieved due to the following conditions:

- Exiting major transit routes along both Scottsdale Road and McDowell Road.
- Planned transit service improvements along Scottsdale Road from current 15-minute intervals, to 10-minute intervals in 2006, and potentially to 5-minute intervals with the site development as an employment center.
- A transit stop incorporated into the site along Scottsdale Road.

- The implementation of Transportation Demand Management (TDM) measures with site development to ensure car-pooling and increased transit usage.
- A planned bicycle and pedestrian path connection from the site to the Indian Bend Wash path to the east of the site.
- A site layout that encourages pedestrian travel, including a shaded main street that bisects the site with 15-foot wide sidewalks along both sides.
- The potential to provide direct shuttle service from the site to the ASU campus with the site development as an ASU support facility.
- The potential to extend the downtown trolley service to the site with the site development of hotel and retail land uses.

A traffic impact study was prepared for the site under the City's TIMA Program. The report analyzed the traffic impacts for both the 10 percent and 25 percent transit use assumptions. The study concludes that the assumed development plan will not adversely impact the surrounding street system. Some minor intersection improvements may be necessary as the site reaches build out, with further study recommended as more detailed development plans are available.

Water/Sewer/Stormwater.

The City will provide water, sanitary sewer and storm sewer utilities as part of public infrastructure improvements. The existing water and sewer systems have sufficient capacity to accommodate initial phases of development. The sewer system will be directed to the southeast corner of the property to a main in Miller Road and water will be delivered from existing mains on the property frontage. Ultimate system improvements for both water and sewer will be dependent on the timing and intensity of development on this and surrounding property. The primary point of discharge for storm water will be to a 42-inch diameter storm drain proposed for construction in Scottsdale Road during Fiscal Year 2005-2006.

Police/Fire.

No changes are anticipated with respect to existing police and fire service to this site. Fire stations in the area include Station #601 located at 2857 North Miller (north of the site). The nearest police station is located at 3700 North 75th Street (north of the site).

Open space and Setbacks.

A minimum of twenty (20) percent of the net lot area included for consideration in this request will be developed as open space. This includes double tree planting strips, ten (10) feet in width separated by a ten (10) foot wide walkway on both Scottsdale Road and McDowell Road and a double tree-planting strip ten (10) feet in width separated by a five (5) foot wide sidewalk along 74th Street. The Development Framework Plan also includes 1.25 acres of public outdoor gathering place distributed across the site (Attachment 2). The guiding principles for the plan indicate that the open spaces and public areas will show consideration for pedestrians by providing landscaping and shading elements. Plazas and paseos will be appropriately human-scaled so as to relate the pedestrian to the buildings and walkways.

Policy Implications.

The Planned Community district is intended to encourage the development of large tracts of land in a manner that will maintain and enhance the economic and social values of the area or sub-area in which it is located. Proposed as a combination of land uses in a symbiotic relationship to themselves as well as the surrounding community, this proposed PC district could provide the City and the community with a variety of activities supporting the long-term vitality of this area of South Scottsdale. Through other approved planned community districts such as McCormick Ranch and Stacked Forties, the City and the development community have demonstrated that modern land planning principles and development techniques can be implemented to provide development that is consistent with the Scottsdale vision.

Community Involvement.

In addition to the City Council appointed *ASU/Scottsdale Ad Hoc Advisory Working Group* public meetings, a series of focus groups and open houses were held to seek neighborhood input.

A series of 8 focus groups with nearly 100 participants occurred with residential and commercial property owners along with community stakeholders during January of this year. The groups included residential neighbors; retailers in the region; community and business stakeholders in the surrounding area; and retail businesses in the immediate area. They provided input on the ASU Scottsdale site, the McDowell Scottsdale Corridor and surrounding properties.

An open house with over 75 attendees to obtain community input on a conceptual framework plan was held on May 10, 2005 at the Community Design Studio. The information from these public input forums resulted in visions and specific development ideas to create a strong development that would promote and be a catalyst for revitalization in the southern part of the community.

Community Impact.

Staff believes that the requested PC district is in keeping with the City of Scottsdale's vision for the community and, in combination with the City's revitalization efforts for South Scottsdale, will provide for the long-term stability of the community.

**STAFF
RECOMMENDATION****Recommended Approach:**

Consistent with the General Plan and the Ad Hoc Citizens Working Group vision for a mixed use development in this area of Scottsdale, the Development Framework Plan submitted for this rezoning will implement the following:

- Balanced land uses
- Meaningful Open Space
- Mobility and Interconnectivity
- Quality Development
- Environmental Sensitivity
- Economic Vitality

Therefore, staff recommends approval subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

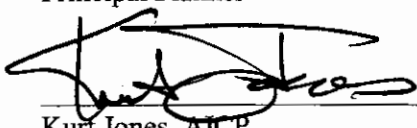
Richard Goecke
Principal Planner
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rgoecke@ScottsdaleAZ.gov

APPROVED BY



Richard Goecke
Principal Planner

Date

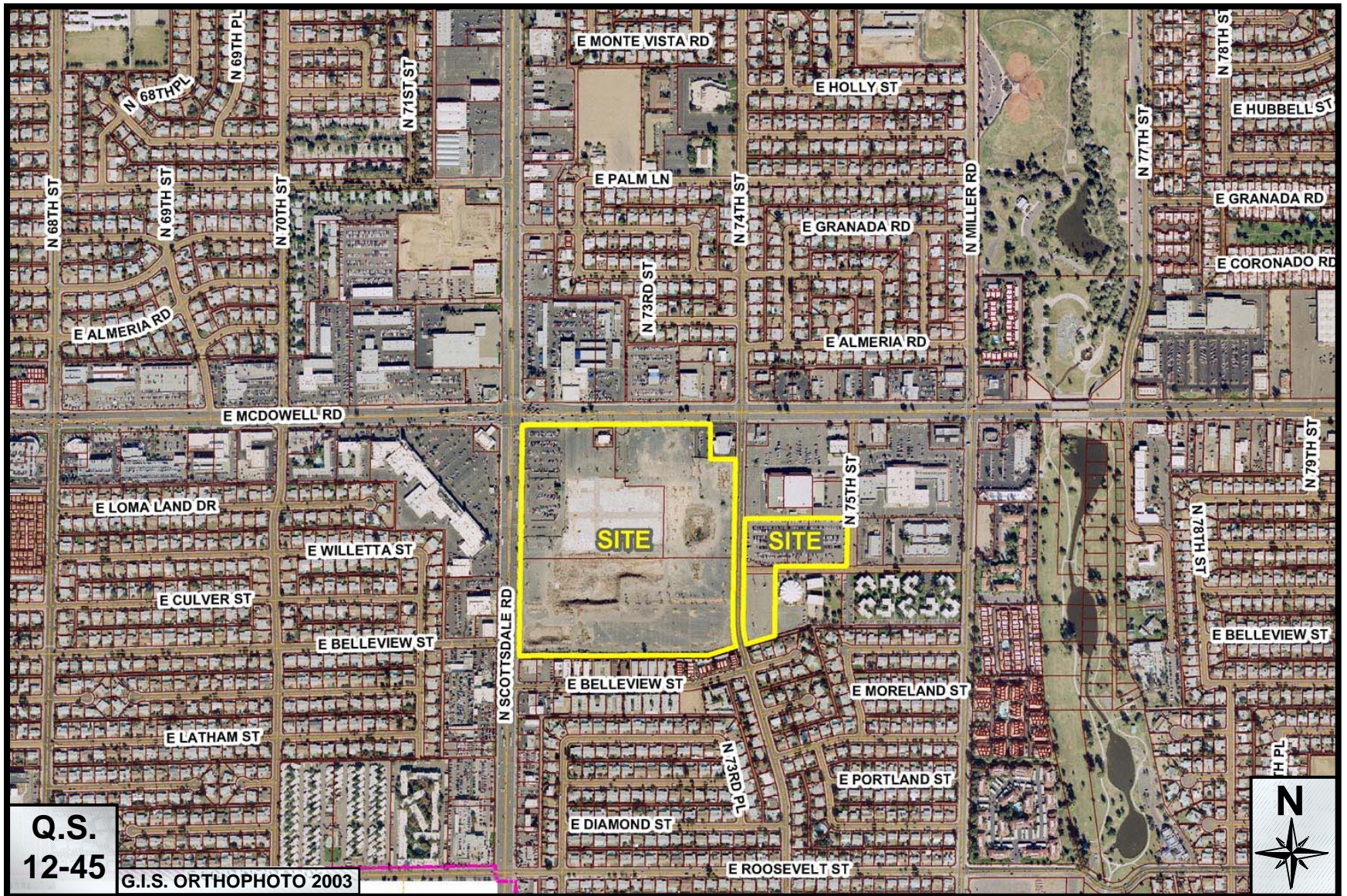


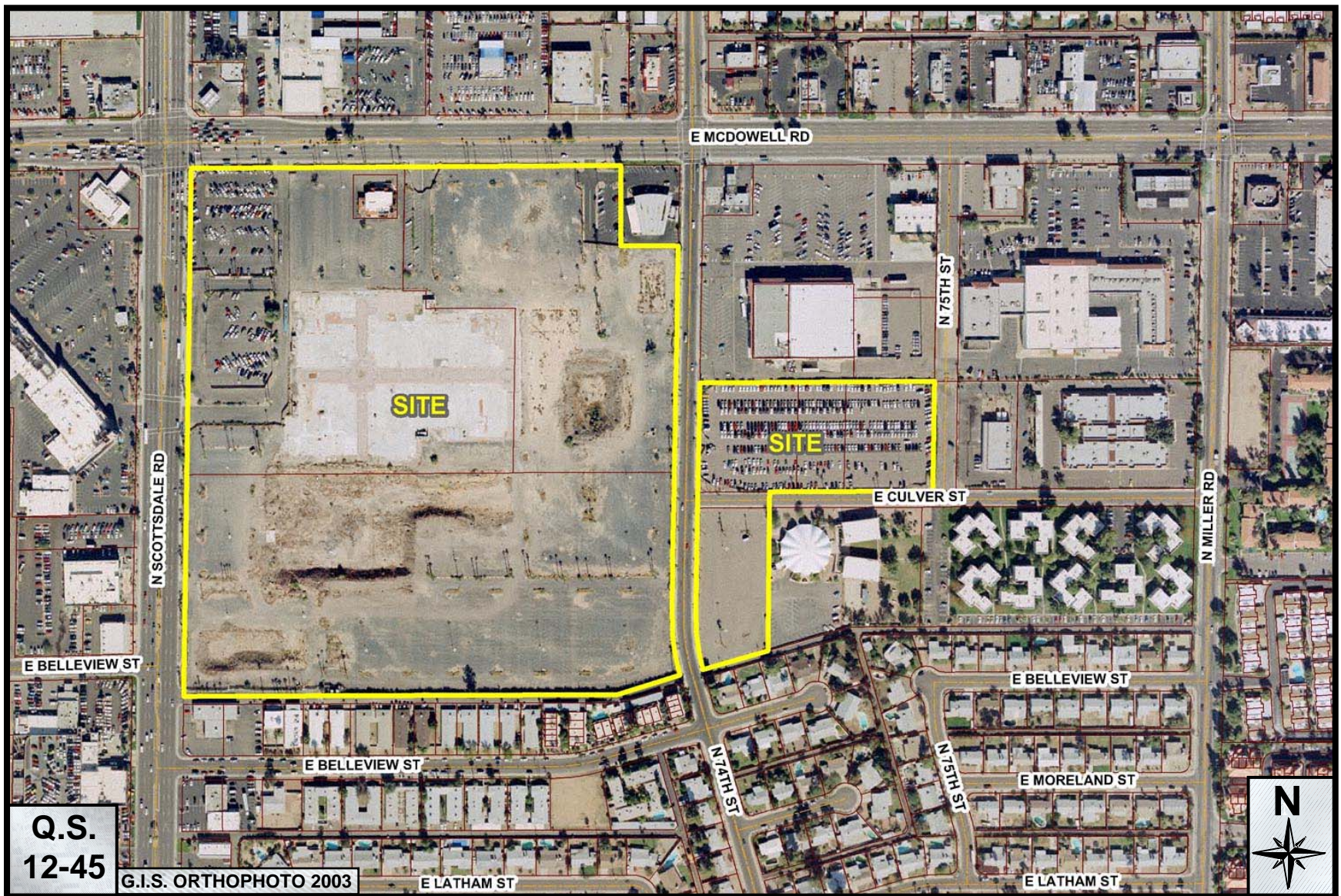
Kurt Jones, AICP
Director, Current Planning

Date

ATTACHMENTS

1. Graphics
 - 1A. Context Aerial
 - 1B. Aerial Close-up
 - 1C. Land Use Plan
 - 1D. Zoning Map
 - 1E. ASUF/COS Parcel Map
2. Planned Community District Development Plan
 - 1.0 General
 - 2.0 Development Framework Plans
 - 3.0 Master Plans Requirements
 - 4.0 Development Requirements
3. Supporting Documents
 - 3A. Citizen Review
 - 3B. Design Guide and Development Framework



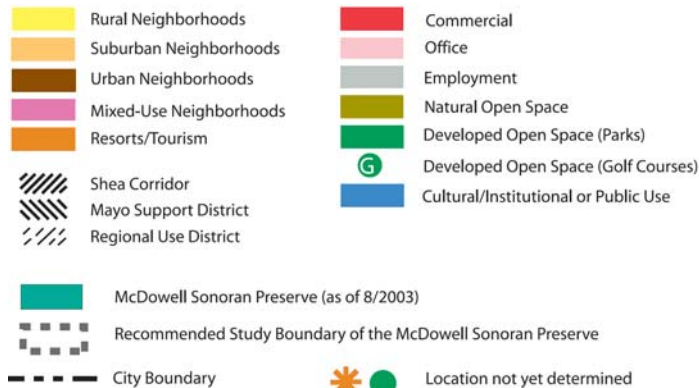
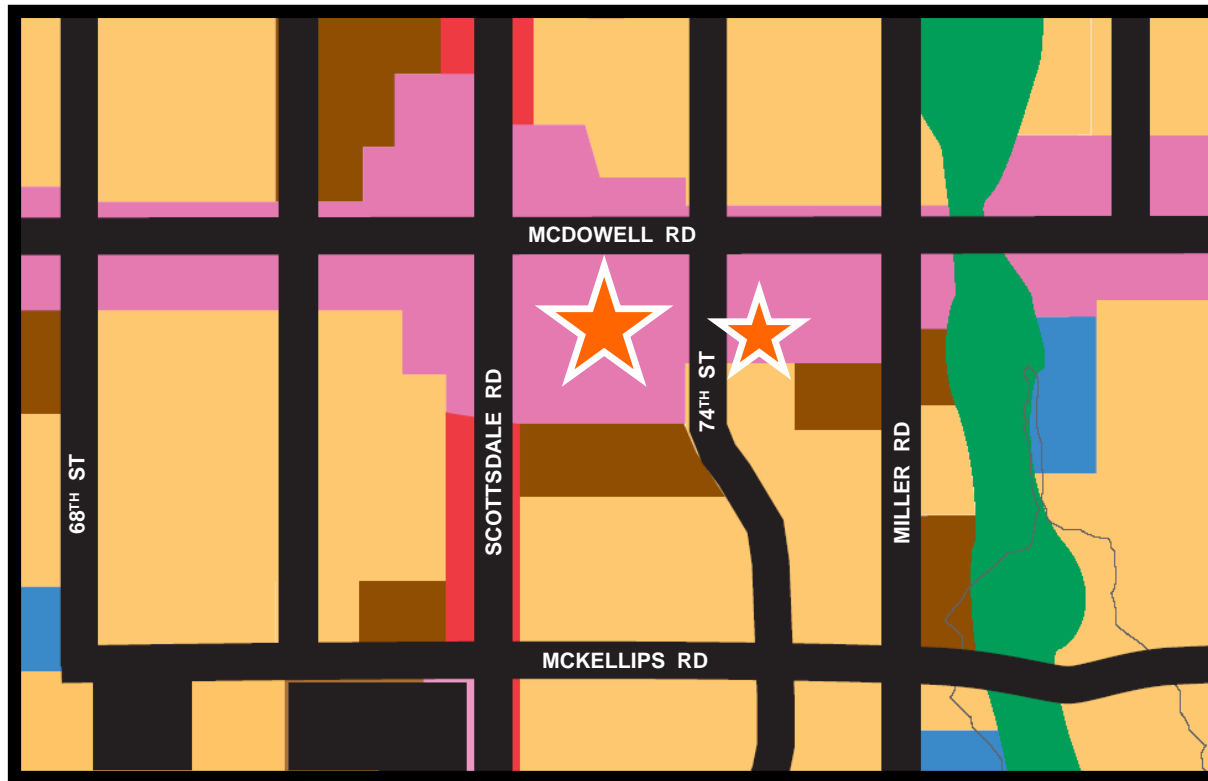


ASU-Scottsdale
Center for New Technology and Innovation

26-ZN-2004

ATTACHMENT #1B

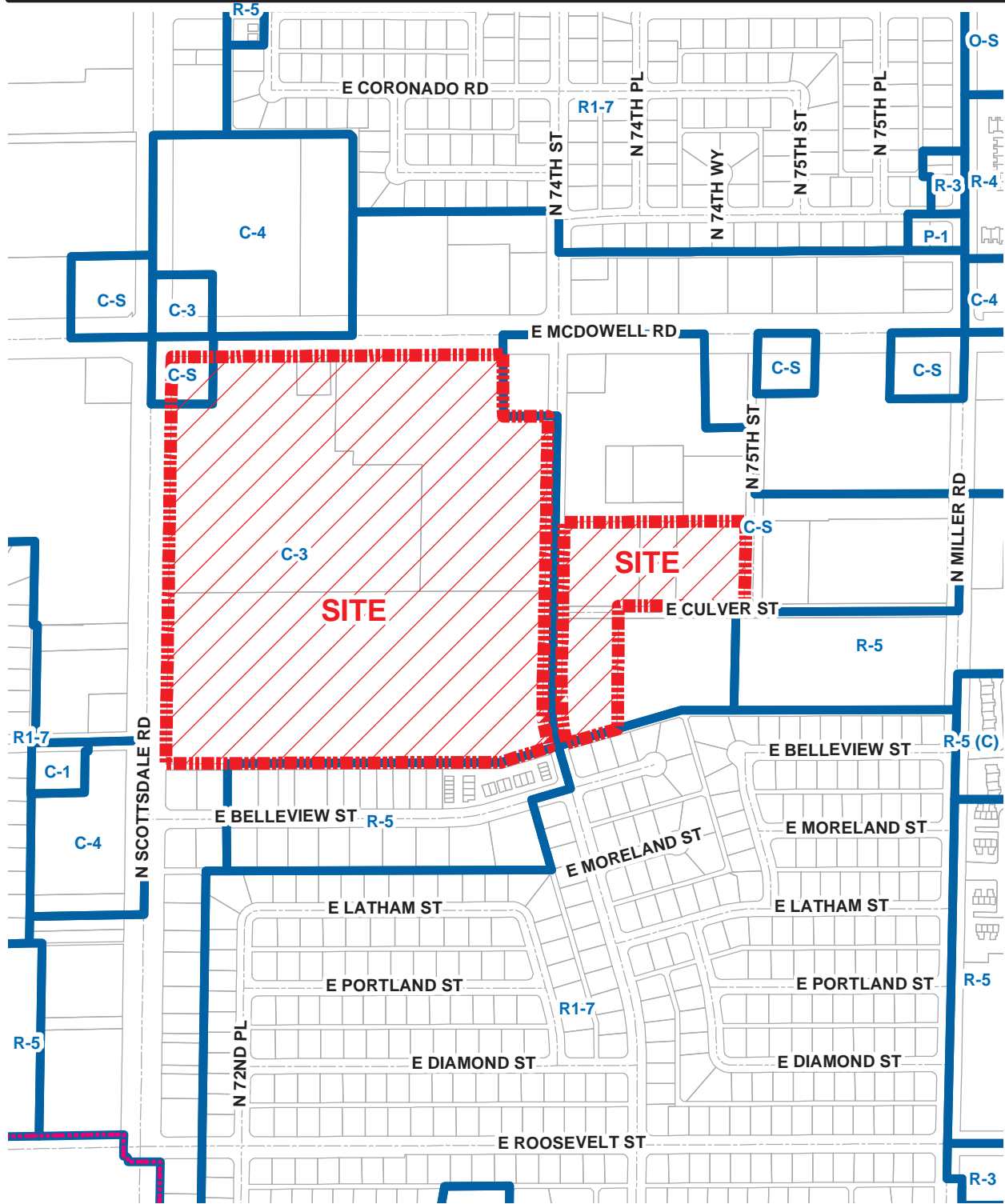
General Plan (Existing)



26-ZN-2004
ATTACHMENT #1C

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Rezone to Planned Community District (PC)



26-ZN-2004

ATTACHMENT #1D



Properties



0 37.5 75 150 225 300 Feet
1 inch equals 250.04 feet



CASE 26-ZN-2004
PLANNED COMMUNITY DISTRICT DEVELOPMENT PLAN

SECTION 1.0 GENERAL

1.1 PURPOSE

**1.2. CONTEXT AERIAL AND SUBJECT PROPERTY – (LEGAL
DESCRIPTION ATTACHMENT A)**

1.3 DEFINITIONS

1.4 ZONING OF PROPERTY (ATTACHMENT B)

**SECTION 2.0 DEVELOPMENT FRAMEWORK PLANS
(ATTACHMENT C)**

C.1.PROJECT NARRATIVE (NATURE OF DEVELOPMENT PROPOSED)

C.2 LAND USE PLAN

C.3 OPEN SPACE PLAN

C.4 CONCEPTUAL LANDSCAPE PLANS

C.5 CIRCULATION DIAGRAM

C.6 STREET SECTION PLANS

C.7 GUIDING PRINCIPLES

SECTION 3.0 MASTER PLANS REQUIREMENTS

3.1 MASTER DESIGN CONCEPT PLAN

3.2 MASTER DRAINAGE PLAN AND REPORT

3.3 MASTER WATER PLAN AND REPORT

3.4 MASTER WASTEWATER PLAN AND REPORT

3.5 MASTER TRANSPORTATION PLAN

SECTION 4.0 DEVELOPMENT REQUIREMENTS

4.1 PERMITTED LAND USES (ATTACHMENT D)

**4.2 PLANNED COMMUNITY DEVELOPMENT STANDARDS
(ATTACHMENT E)**

4.3 CONDITIONS OF APPROVAL

STIPULATIONS

SECTION 1.0 GENERAL

1.1 PURPOSE

This zoning is envisioned as a catalyst for the renaissance of the Scottsdale Road/McDowell Road corridor. It is intended to create a place where research interfaces with economic development, technology and innovation, and education engages with the local community.

To create this place, ASUF and the City of Scottsdale have entered into a Ground Lease which provides the parameters for the development of the Subject Property. A plan which considers the following planning and development concepts is included in this proposal: connection to and integration with adjacent residential and commercial neighborhoods; land use relationships between the Subject Property and adjacent parcels; public open spaces; circulation including pedestrian, vehicular, bicycle and transit opportunities; and parameters of development - including building massing and setbacks.

It is the intent of the City of Scottsdale and ASUF that this rezoning and Development Plan shall implement, and not conflict with the terms of the Ground Lease.

1.2 CONTEXT AERIAL AND SUBJECT PROPERTY (LEGAL DESCRIPTION ATTACHMENT A)



**ASU-Scottsdale Center for New
Technology and Innovation
26-ZN-2004**

Attachment #A. Legal Description

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

1.3 DEFINITIONS

ASUF means Arizona State University Foundation, tenant, and its successors.

City means the City of Scottsdale, landlord, and its successors.

Development Plan as defined and required by section 5.2100 PC district of the Scottsdale Revised Code means all plans and written descriptions in Sections 1.0 through 4.0 of this document and supporting plans and reports in the 26-ZN-2005 case file.

Ground Lease means the document dated August 9, 2004 by and between the City of Scottsdale and ASUF Scottsdale L.L.C., as it may be modified from time to time by the parties.

Infrastructure means the Infrastructure to be constructed by Landlord to the extent specified in the Ground Lease ("Infrastructure") which shall include the following (except to the extent that some items may be deferred by agreement of Landlord and Tenant to subsequent building(s) of the Center):

- (i) Demolition of existing structures and improvements;
- (ii) Any environmental remediation deemed necessary or appropriate by Landlord in its sole, absolute and unfettered discretion;
- (iii) Grading;
- (iv) Construction of streets within the boundaries of the Premises that shall be dedicated to the public, including curbs and gutters;
- (v) Installation of conduit for placement of "dry utilities" to the boundaries of the buildings envelopes depicted on the Site Plan;
- (vi) Installation of water and sewer lines to the boundaries of the building envelopes depicted on the final approved Site Plan;
- (vii) Installation of street lighting and landscaping;
- (viii) Installation of public art (estimated at one percent (1%) of the total applicable Center costs);
- (ix) Construction of the plaza and open space; and
- (x) Any other Infrastructure contemplated by the Site Plan.

Parking Facilities means any parking lots or fields, parking structures, parking decks, parking garages or other parking facilities as Landlord may construct or cause or allowed to be constructed pursuant to the Ground Lease.

Premises means the Property, together with all appurtenances thereto and all improvements now or hereafter located thereon.

Property A means the 37.06 acres leased to ASUF as shown on Section 1.2 Context Aerial and Subject Property; and is defined as the Property leased to ASUF pursuant to the Ground Lease.

Property B-2 and B-1 means the two parcels totaling 5.16 acres retained by the City as shown on Section 1.2 Context Aerial and Subject Property, and is defined as Excluded Parcels, retained by City and not leased to ASUF in the Ground Lease. [This definition is not used anywhere in the document, although Property B-2 and B-2 are used. I recommend defining Property B-2 and Property B-1 instead.]

Subject Property means the 42.22 acres of land as shown on Section 1.2 Context Aerial and Subject Property; and is defined as the Real Property pursuant to the Ground Lease and as net lot area pursuant to City's zoning ordinance.

1.4 ZONING OF PROPERTY

The specific zoning district for the property described in case 26-ZN-2004 is Planned Community (PC) District as depicted on the Zoning Map set forth in Attachment B context aerial and Subject Property. This proposed zoning creates a PC district of uses and development standards designed to implement the purpose of case 26-ZN-2004 as described in the Section 1.1 Purpose. Attachment B is a map illustrating the PCD boundary and which uses the underlying zoning districts: I-1, C-O, and PRC as base zones.

ATTACHMENT B



2.0 DEVELOPMENT FRAMEWORK PLANS

The Development Frame Work Plans in Attachment C are intended to provide a general Development Plan for the property. Revisions to these plans shall meet the intent of the overall Development Plan as described in this rezoning to the satisfaction of the City Manager or designee.

(ATTACHMENT C)

C.1.NATURE OF DEVELOPMENT PROPOSED

C.2 LAND USE PLAN

C.3 OPEN SPACE PLAN

C.4 CONCEPTUAL LANDSCAPE SPACE PLANS

C.5 CIRCULATION DIAGRAM

C.6 STREET SECTIONS

C.7 GUIDING PRINCIPLES

**ASU-Scottsdale Center for New
Technology and Innovation
26-ZN-2004**

Attachment #C: C.1 Nature of Development
Proposed, C.2 Land Use Plan, C. 3 Open Space
Plan, C.4 Conceptual Landscape Space Plans,
C.5 Circulation Diagram, C.6 Street Sections,
C.7 Guiding Principles

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

SECTION 3.0 MASTER PLANS REQUIREMENTS

MASTER PLANS & REPORTS

At the time of specific site plan submittals to the City for the first building(s), ASUF shall provide the master plans in section 3.0 Subsequent building(s) submittals, may require ASUF to modify any applicable master plan. These plans shall include all items outlined within sections 3.1, 3.2, 3.3, 3.4, and 3.5 for Properties A and B-2 to the satisfaction of the City Manager or designee. At the time of specific site plan submittals to the City for Property B-2,] the City shall provide the master plans in section 3.0. These plans shall include all items outlined within sections 3.1, 3.2, 3.3, 3.4, and 3.5 to the satisfaction of the City Manager or designee. Preliminary master plans shall be reviewed by staff for consistency with the Development Framework Plan prior to the submittal of the first building(s) to the Development Review Board. Final master plans approval is required prior to the issuance of building permits. Each master plan will identify the timing of and parties responsible for construction of all Infrastructure in accordance with the Ground Lease.

3.1 MASTER DESIGN CONCEPT PLAN

MASTER DESIGN CONCEPT PLAN. The Master Design Concept Plan shall incorporate the following:

- A. Perimeter Landscape Plan
- B. Roadway Plan
- C. Streetscape Plan

D. Design Standards addressing the following:

1. Development through appropriate siting and orientation of buildings should consider major vistas.
2. Streetscapes providing continuity among adjacent uses on the Subject Property through accessible design, use of cohesive landscaping, street furniture, public art and integrated Infrastructure elements.
3. Development integrating with the surrounding pedestrian network and other alternative modes of transportation, including but not limited to bicycles and transit access.
4. Design elements reflecting a human scale.
5. Buildings designed to highlight important building volumes and features, such as building entries.
6. Interior spaces extended into the outdoors either physically or visually.
7. Materials, colors, and textures appropriate to the region.
8. Landscaping that complements the built environment and relate to the various uses and users.
9. Water features safely placed in locations with high pedestrian activity.
10. Exterior building materials that are responsive to climate, adjacent context, site orientation and building usage, such as shade structures, deep roof overhangs and recessed windows.
11. Commercial and retail uses, if provided, along Scottsdale Road, McDowell Road and 74th Street will be located at grade level to allow pedestrian interface.

12. Development design elements and streetscape using universal design principles (in accordance with ADA requirements)
13. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, bikeways, and integration of drainage plans.
14. Overall streetscape concepts, which will incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations. Such concepts shall be compatible with those approved or under development for Scottsdale and McDowell Roads.
15. Typical outdoor lighting plan for streetlights and concepts, and general specifications for parking lot lighting. Lighting levels shall be transitioned where appropriate to provide the greatest intensity within the main pedestrian corridor, and a lower intensity along the perimeter of the Subject Property.
16. General design and architectural concepts assuring overall design quality of all building and structures.
17. General signage / graphic concepts for development signs, including locations and typical design concepts.
18. Public Art and public gathering areas.
19. Place building entrances adjacent to the pedestrian route to enhance pedestrian access.
20. Create a pedestrian oriented streetscape; all buildings shall appropriately access the streetscape.

3.2 MASTER DRAINAGE PLAN & REPORT

1. **MASTER DRAINAGE PLAN AND REPORT.** The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:
 - a. Include a complete description of requirements relating to drainage improvements phasing.
 - b. Describe how site design will satisfy the United States Environmental Protection Agency requirements.
 - c. Recognizing that no on-site detention is required, describe how all of the storm water from the Subject Property will be conveyed to the 42" diameter storm drain proposed for construction in Scottsdale Road.
2. **MASTER DRAINAGE PLAN AND REPORT COPIES.** Before master drainage plan and report approval, ASUF shall, when requested by City staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage plan and report.
3. **MASTER DRAINAGE PLAN AND REPORT APPROVAL.** Before the improvement plan submittal, ASUF shall have obtained approval of the master plan and drainage report.

3.3 MASTER WATER PLAN & REPORT

1. MASTER WATER PLAN AND REPORT. The master water report and plan shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master water plan and report shall:

- a. Include a complete description of requirements relating to water improvements phasing.
- b. Discuss off-site Infrastructure requirements.

2. MASTER WATER PLAN AND REPORT APPROVAL. Before the improvement plan submittal, ASUF shall have obtained approval by the City Manager or designee of the master water plan and report.

3.4 MASTER WASTEWATER PLAN & REPORT

1. MASTER WASTEWATER PLAN AND REPORT. The master wastewater plan and report shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master waste water plan and report shall:

- a. Include a complete description of requirements for each building or group of buildings.
- b. Demonstrate how all sewage generated on the Subject Property will drain to the sewer main in Miller Road.

2. MASTER WASTEWATER PLAN AND REPORT APPROVAL. Before the improvement plans submittal, ASUF shall have obtained approval by the City Manager or designee, of the master wastewater plan and report.

3.5 MASTER TRANSPORTATION PLAN

1. VEHICULAR CIRCULATION PLAN. The Vehicular Circulation Plan shall conform to the City's design procedures and criteria, as amended by General Development Framework Plan. The Vehicular Circulation Plan shall include at a minimum the following components:

- a. Roadway plans showing proposed roadway network.
- b. Traffic control analysis, including traffic signals, etc.
- c. Plans for phasing the transportation improvements and plans for interim improvements necessary to accommodate the site development and ties into other planned construction improvements.
- d. Proposed street cross-sections and associated design consistent with the approved roadway plan.

2. MASTER PARKING PLAN. A phased Parking Facilities plan shall be prepared for City Manager or designee approval. This plan shall indicate the location and number of all parking spaces with respect to each building(s) in the development. The plan shall also provide details regarding any proposed parking restrictions or validation programs, as

well as analyses to substantiate mixed-use sharing and any other considerations for reduced parking needs.

3. **BICYCLE CIRCULATION PLAN.** An overall bike circulation plan shall be submitted for each building (s). The Plan shall include, but not limited to, bicycle parking, sections of pathway, curb ramps at intersections, and signing. The Bicycle Circulation Plan shall include, at a minimum, the following components:
 - a. Street bikeways
 - b. Appropriate Provisions for Bicycle Parking– At each building(s), the number and locations will be determined in coordination with the City Manager or designee.
 - c. Enable connection(s) to regional and/or local bicycle facilities at the Subject Property boundary.
4. **PEDESTRIAN CIRCULATION PLAN.** The Pedestrian Circulation Plan shall provide general locations and dimensions for and types of pedestrian amenities including, but not limited to, shaded walkways and seating. This plan shall provide for pedestrian connectivity within the Subject Property and to adjacent facilities.
5. **TRANSIT AND TRIP REDUCTION PLAN.** With each building(s), an updated Transit and Trip Reduction Plan shall be prepared, which may include, but shall not be limited to, proposed location(s) of potential transit nodes, bus stops, etc., that support regional or local transit systems.

SECTION 4.0 DEVELOPMENT REQUIREMENTS

The PC district is intended to implement the purpose as stated in section 1.1 by adhering to a specific list of permitted uses and by conforming to certain amended development standards.

4.1 PERMITTED LAND USES.

Each building(s) of the development may include the Permitted Land Uses (Attachment D). Attachment D identifies general categories and permitted land uses; the zoning administrator may approve analogous uses which are comparable to the permitted uses by being similar in one or more important ways to the permitted land uses or by resembling the permitted land uses in one or more aspects.

4.2 CONFORMANCE TO PC DISTRICT DEVELOPMENT STANDARDS.

Development of the entire Premises on the Subject Property shall conform to the PC District Development Standards, as amended and shown on Attachment E.

Development of each building(s) in relation to the PC District Development Standards, as amended and shown on Attachment E, is subject to the approval of the City Manager or designee.

ASUF/COS PL. .MITTED USES

PERMITTED USES
RESEARCH & DEVELOPMENT FACILITIES
<i>Research Offices</i>
<i>Laboratories</i>
RETAIL SALES
<i>Art gallery</i>
<i>Bakery</i>
<i>Books, newspaper, magazine or stationery stores</i>
<i>Camera or photographic supply</i>
<i>Cigar, tobacco, cigarette stores</i>
<i>Drug and proprietary stores</i>
<i>Florists</i>
<i>Food stores, grocerie stores such as grocers, delicatessens, meat/fish/fruit/vegeatables/ candy/nut/confectionery, dairy products and bakeries</i>
<i>Furniture, home furnishings and equipment stores such as furniture, inside window coverings, china, glassware, metalware, household appliances, radios and</i>
<i>Gift, novelty, import, art, jewelry or souvenir stores</i>
<i>Sporting goods and bicycles sales</i>
<i>Video tape rental</i>
<i>Retail sales directly related to but clearly incidental to primary manufacturing, assembly,</i>
<i>Apparel and accessories</i>
GENERAL OFFICES
<i>Banks, finance offices, lending institutions, stock brokerage firms, S&L, C.U.</i>
<i>Broadcasting station and studio, radio or TV not including transmitter/receiver</i>
<i>Business services including blueprinting and photocopying, printing , office equip rentals</i>
<i>Corporate headquarters, may include transient residential units for employees on <20 ac.</i>
<i>Finance, insurance and real estate services including banking and bank-related services,</i>
<i>Office, professional, for Accountant, architect, chiropodist, chiropractor, dentist, engineer.</i>
<i>Professional services including legal services, engineering, interior design, architectural, bookkeeping</i>

ASUF/COS PERMITTED USES

PERMITTED USES
MEDICAL OFFICES
<i>Laboratories; Medical, dental, blood bank</i>
<i>Optician</i>
<i>Pharmaceutical manufacturing</i>
GOVERNMENT
<i>Branch post office</i>
<i>Cultural activities including libraries and museums</i>
<i>Museum, library, post office</i>
<i>Colleges and universities having a regular curriculum</i>
SERVICES
<i>Business schools</i>
<i>Educational services including art & music schools, dancing, college or university extensions</i>
<i>Establishments supplementary to other permitted uses such as Pharmacy, apothecary shop, optical photography, music, drama, dance, excluding commercial gymnasium, dance hall or job</i>
<i>Public assembly facilities including indoor motion picture theaters and legitimate theatres</i>
<i>Private businesses, professional and civic clubs and associations</i>
<i>Restaurants; eating establishments</i>
<i>Health Studio</i>

ASUF/COS PERMITTED USES

PERMITTED USES
PERSONAL SERVICES
<i>Day care</i>
<i>Health studio</i>
<i>Recreational facilities including ice skating, roller skating, bowling, gymnasiums, racquet, paddle or handball, health, and fitness centers</i>
<i>Studio: for professional work, or teaching of any form of commercial or fine arts,</i>
<i>Travel agency</i>
RESIDENTIAL
<i>Hotels, motels and Inns</i>
<i>Multi-family residential</i>

ASUF/COS DEVELOPMENT STANDARDS

CATEGORY	DEVELOPMENT STANDARD
FLOOR AREA RATIO	<i>In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by the net lot area of the P-C site in square feet.</i>
VOLUME RATIO	<i>Volume ratio. In no case shall the volume of any structure exceed the product of the net lot area of the P-C site in square feet multiplied by sixteen (16) feet.</i>
BUILDING HEIGHT	<i>No building shall exceed sixty (60) feet in height except as otherwise provided in Article VII or this subsection.</i>
	<p><i>Where the City Council determines that a freestanding ornamental monument meets the criteria set forth below to justify a height greater than that normally allowed within the P-C zone, the City Council may approve a height for a freestanding ornamental monument in excess of the height allowed in the P-C zone. A freestanding ornamental monument shall not include signage.</i></p> <p><i>a. The Development Review Board and Planning Commission shall review and pass a recommendation on to the City Council based upon the following criteria:</i></p> <ol style="list-style-type: none"> <i>(1) Amended height for such monument shall be based on the context and character of the site and surrounding area.</i> <i>(2) Such monument shall take into account Scottsdale's history and location within the Sonoran Desert environment.</i> <i>(3) Such monument shall be designed so as to provide a focal point, which provides scale and balance to a particular site.</i> <i>(4) Such monument will be considered a community amenity and add to the city's quality of life.</i> <i>(5) Such monument shall be accessible by pedestrians and not isolated in site design.</i>
FRONT YARDS	<i>A minimum of twenty-five (25) percent of the total open space requirement shall be provided as frontage open space to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape</i>
SIDE AND REAR YARDS	<i>Buildings thirty-six (36) feet or less in height shall be set back not less than fifty (50) feet from any residential zoning district. Buildings more than thirty-six (36) feet in height shall be set back not less than two (2) feet for each foot of building height from any adjacent residential zoning district.</i>
	<i>All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by site plan or Development Review Board approval.</i>

OPEN SPACE REQUIREMENTS	<p><i>In no case shall the open space requirement be less than twenty (20) percent of the net lot area except as provided in section 5.2604C.3.</i></p> <p><i>The P-C district shall have a portion of the development oriented towards a courtyard or mall with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard or mall shall be a minimum of one (1) percent of the net lot area of the P-C. site in square feet. The courtyard or mall shall be considered to be open space. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.</i></p>
DENSITY	<p><i>1. Hotels or motels shall provide a minimum gross land area of two thousand (2,000) square feet of land per guest room.</i></p> <p><i>2. Dwellings shall provide a minimum gross land area of two thousand (2,000) square feet per dwelling unit. Floor area devoted to dwellings shall not be included in calculating maximum floor area as provided in section 5.2604A.</i></p>
PROPERTY SIZE	<i>The gross land area on which there is a P-C. development shall not be less than twenty-five (25) acres.</i>
OFF-STREET PARKING	<i>The provisions of article IX shall apply, except all non-office commercial uses shall be parked at 1 space per 300 gross square feet. Structured parking shall not be calculated towards provided floor area ratio and provided volume.</i>
SIGNS	<i>The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.</i>

4.3 CONDITIONS OF APPROVAL

- a. The required open space is set forth in the Development Standards, as amended and shown on Attachment E. One and one quarter (1 1/4) acres, in the aggregate, of public gathering space on Property A shall be placed on the Subject Property as designated in Attachment C.3 Open Space Plan. The timing of the construction of the public gathering place(s) shall be identified in the development of the first building(s).
- b. A landscape area no less than 20 feet wide along the southern boundary of the Subject Property shall be provided.
- c. Scottsdale Road and McDowell Road landscape improvements shall be completed in the initial building(s) of development.
- d. The driveway connecting to 74th Street shall be designed and signed such that through- traffic will not use 74th Street south of the Subject Property.
- e. Buildings shall be placed predominately at the setback line along all public streets and internal roadways unless alternatives enhancing design, circulation and open space are approved by the Development Review Board.
 - 1) Building setbacks along Scottsdale Road and McDowell Road shall be 30 feet from back of curb.
 - 2) Building setbacks along 74th Street shall be 25 feet from back of curb.
 - 3) Buildings along the south property line up to 45 feet in height shall be setback a minimum of 35 feet from the south property line. Buildings over 45 feet in height shall be setback an additional 65 feet for a total of 100 feet. Sidewalks along Scottsdale Road and McDowell Road shall be 10-foot minimum and shall be separated from the roadway by landscaping; sidewalks on 74th Street shall be eight (8) feet in width within the front setback area. Pedestrian zone along each side of the main Boulevard/Mall shall be fifteen (15) feet minimum in width.
- f. Parking structures shall not exceed maximum building height.
- g. Parking structures shall be screened from Scottsdale Road, McDowell Road, 74th Street and the main boulevards within the project to minimize views of the vehicles and the parking structures.
- h. All above ground utility equipment shall be appropriately screened by either walls or other screening methods as approved by the City Manager or designee.
- i. All non-residential development shall conform to LEED Certified. Standards.
- l. Buildings along the Scottsdale Road, McDowell Road, 74th Street and the south street on the Subject Property shall have at least twenty-five (25) percent of the lineal frontage not reaching the maximum height of sixty (60) feet in height. A Building Massing/Envelope Plan shall be required for the first building(s) final development plan submittal to the Development Review Board and each subsequent building(s) final development plan submittal to the Development Review Board to ensure appropriate variation of building heights and pedestrian scale.

**ASU-Scottsdale Center for New
Technology and Innovation
26-ZN-2004**

Attachment #3A Citizen Review &
Attachment #3B Design Guide and Development
Framework

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.